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SCORR-0018-2025

26 June 2025

Dear Daniel,

Thank you for your letter of 13 June 2025 requesting further information to assist the Public Accounts Committee with their considerations, following the Evidence Session.

The responses available, at this time, to the questions asked in your letter, are provided in the attached Annex. A further response will follow in due course.

I hope you find this information useful.

Yours sincerely

RONNIE ARMOUR

Q1: Further details on the £91.6m bids to be made in the June monitoring round.

A1: Table below provides additional bids of £91.6m for the June Monitoring Round

Table: June Monitoring Round – Additional bids

Programme Area	Proposed Bid £ (m)
Inescapable Major Works and SEP – contractual commitments.	18.96
Inescapable Minor capital works delivery	36.40
Inescapable Youth	3.35
High Priority SEN Capital Investment programme	10.63
High Priority Major Works to advance on site	11.50
High Priority Transport	6.00
Inescapable Earmarked Strule	4.75
TOTAL:	91.60

Q2: A list of the PFI schools and the contract end dates.

A2: See table below.

Table: PFI/PPP Contracts

Details of PFI/PPP Contracts

Contract/Project name	Schools included in each contract / project	Completion / entry into service date	Length of contract	End of contract / hand-back date
St Genevieve's High School PFI Project	St Genevieve's High School	25/02/2022	25 Years	24/02/2027
Bangor Academy Nendrum College PPP Project	Bangor Academy Nendrum College	29/02/2008	30 Years	28/02/2038
Belfast Strategic Partnering PPP Project	Orangefield Primary School Grosvenor Grammar School Ashfield Girls High School Belfast Boys Model School Belfast Model School for Girls	18/05/2009	30 Years	11/04/2039
Derry Diocese St Cecilia's College St Mary's College PPP Project	St Cecilia's College St Mary's College	03/09/2010	25 Years	01/04/2036
Down & Connor De la Salle Schools	Our Lady & St Patrick's College, Knock St Patrick's Grammar School Downpatrick St Mary's PS, Portglenone	26/05/2010	26 Years	31/03/2036

	St Joseph's PS, Carryduff)			
Drumglass High School PFI Project	Drumglass High School Dungannon Pathfinder Project	01/09/2000	25 Years	31/08/2025
Holy Cross College PPP Project	Holy Cross College, Strabane	29/07/2008	25 Years	31/07/2023
Wellington College Balmoral High School PFI Project	Wellington College Balmoral High School (now St Gerards ERC)	02/01/2002	25 Years	01/01/2027
Lagan College Tor Bank Special School PPP Project	Lagan College Tor Bank Special School	22/10/2012	25 Years	17/06/2038

Q3: Further information on the pilot for the decorating and floor covering Work.

A3: In response to frustrations expressed by school leaders, EA is working to establish a process which will provide autonomy to schools in the delivery of low value maintenance works. Such an approach is not without risk, and to manage that this will initially be limited to internal decoration and replacement of floor finishes. EA is currently reviewing options for delivery which will provide delegated responsibilities and protect the interests of school leaders.

Q4: Further details on the new Term Service Contract.

A4: The new Term Service Contract (TSC) is for the provision of response, planned maintenance and minor building, mechanical and electrical maintenance works to our estate. The scope of the contract will include task orders with a value of up to £500k. The proposed contract period for all contracts awarded shall be for two years, with the option of additional period(s) for a total maximum contract duration of four years.

The awarded contracts will deliver works to schools and in doing so takes cognisance of the end user's needs. A Principal Reference Group (PRG) was established to ensure key stakeholders needs were understood and embedded into the new procurement. The PRG's survey captured the areas that any new contract must seek to improve the following.

- Quality of works,
- Responsiveness
- Value for money
- Health and safety
- Speed of completion of tasks
- Management reporting and tracking of tasks
- Flexibility of contractors on site on completing tasks
- Communications with Principals

An ambitious procurement strategy was undertaken by the EA, comprising of an 18-lot structure designed around the eleven council areas, with the Building and Mechanical & Electrical works procured separately within 6 procurement exercises. The implementation of these procurements will lead to the delivery of significant changes including completion of task orders in compliance with specified Managed Performance Measures (Key Performance Indicators). These measures will include elements such as:

- quality of workmanship;
- adherence to health and safety requirements;
- live reporting/tracking of maintenance works and;
- adherence to task order response and completion times
 - the inclusion of a Local Management Schools (LMS) addendum to the contracts for cost certainty i.e. the most requested maintenance activities have set prices fixed for the duration of the contract, to provide assurance and transparency to school leaders and;

live integration with EA management information systems, resulting in live reporting on all task orders whilst providing early warning of contractual non-performance.

Current update on the Building and Mechanical & Electrical procurements 1 – 6 is as follows:

Procurement	Lot and District Council Area	Tender Published	Tender Return Date	Awarding Sequence	Status	Award Date	Successful Contractor	Estimated Contract Start Date	Actual Contract Start Date	Date Contract Signed & Sealed	Note
FMM-22-010 Building Procurement 1	Lot 1 - (North) Mid & East Antrim; Antrim & Newtownabbey	05 July 2023	12 October 2023	3 rd	Awarded	30 August 2024	Lot 1 - Maurice Flynn & Sons Ltd	01 April 2025	01 April 2025	26 March 2025	
	Lot 2 – (East) Lisburn & Castlereagh; Ards & North Down			2 nd	Awarded	30 August 2024	Lot 2 – D Martin Building	01 May 2025	01 May 2025	29 April 2025	
	Lot 3 – (South West) Armagh, Banbridge & Craigavon			1 st	Awarded	30 August 2024	Lot 3 – Greystone Joinery and Construction Ltd	01 May 2025	01 May 2025	29 April 2025	
FMM-23-001 Mechanical & Electrical Procurement 2	Lot 1 - (North) Mid & East Antrim; Antrim & Newtownabbey	05 July 2023	12 October 2023	1 st	Awarded	20 November 2024	LOT 1 M & E I r w i n , s	01 July 2025			
	Lot 2 – (East) Lisburn & Castlereagh; Ards & North Down			3 rd	Awarded	20 November 2024	Lot 2 – C H C Group Ltd	01 April 2025	01 April 2025	26 March 2025	
	Lot 3 – (South West) Armagh, Banbridge & Craigavon			2 nd	Awarded	20 November 2024	Lot 3 – Totalis Solutions Ltd	01 April 2025	01 April 2025	26 March 2025	
FMM-23-002 Building Procurement 3	Lot 1 - (North) Derry & Strabane	04 July 2024	20 September 2024	3 rd	Evaluation	August / Sept 2025	Lot 1 -	Nov / Dec 2025			Lot 2 – Due Diligence letter
	Lot 2 – (East) Belfast			1 st	Evaluation	July 2025	Lot 2 -	Oct 2025			
	Lot 3 – (South West) Fermanagh & Omagh			2 nd	Evaluation	August / Sept 2025	Lot 3 -	Nov / Dec 2025			

Procurement	Lot and District Council Area	Tender Published	Tender Return Date	Awarding Sequence	Status	Award Date	Successful Contractor	Estimated Contract Start Date	Actual Contract Start Date	Date Contract Signed & Sealed	Note
FMM-23-003 Mechanical & Electrical Procurement 4	Lot 1 - (North) Derry & Strabane	04 July 2024	30 October 2024	3 rd	Evaluation	August 2025	Lot 1 -	Nov 2025			Moderation date 30 th April, commercial submissions downloaded.
	Lot 2 – (East) Belfast			1 st	Evaluation	August 2025	Lot 2 -	Nov 2025			
	Lot 3 – (South West) Fermanagh & Omagh			2 nd	Evaluation	August 2025	Lot 3 -	Nov 2025			
FMM-23-004 Building Procurement 5	Lot 1 - (North) Causeway Coast & Glens	07 Nov 2024	06 February 2025	3 rd	Evaluation	September 2025	Lot 1 -	Dec 2025			Quality moderation 19 th June 2025
	Lot 2 – (East) Newry, Mourne & Down			1 st	Evaluation	September 2025	Lot 2 -	Dec 2025			
	Lot 3 – (South West) Mid-Ulster			2 nd	Evaluation	September 2025	Lot 3 -	Dec 2025			
FMM-23-005 Mechanical & Electrical Procurement 6	Lot 1 - (North) Causeway Coast & Glens	07 Nov 2024	06 February 2025	3 rd	Evaluation	September 2025	Lot 1 -	Dec 2025			Quality moderation 25 th June 2025
	Lot 2 – (East) Newry, Mourne & Down			1 st	Evaluation	September 2025	Lot 2 -	Dec 2025			
	Lot 3 – (South West) Mid-Ulster			2 nd	Evaluation	September 2025	Lot 3 -	Dec 2025			

Q5: Information on the maintenance dashboard.

A5: See dashboard below.

Condition Survey Summary Dashboard

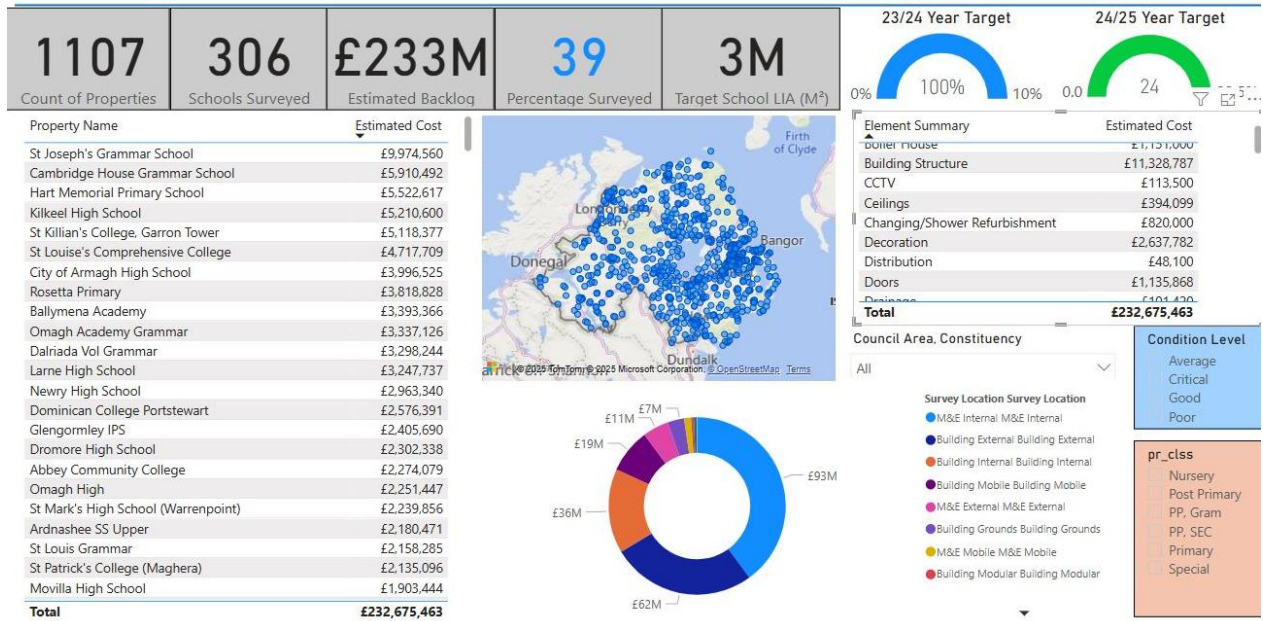




School Estate - Condition Survey Dashboard

09/06/2025 10:15:50

Date & Time Refreshed



Property Name	Year School Built	Roof Type	Estimated Cost	No of Mobile Classrooms	Approved Enrolment	Actual Enrolment	Capacity Enrolment
Abbey Community College	1976	Flat and Pitched	£2,274,079	4	820	869	-49
Alexander Dickson Primary	1968	Flat	£273,285	3	145	81	64
All Children's Primary	2005	Pitched	£88,351	0	201	213	-12
All Saint's Primary	1990	Pitched	£154,433	0	111	108	3
Anahorish Primary School	1954	Flat and Pitched	£662,170	1	174	186	-12
Andrew's Memorial Primary	1979	Flat and Pitched	£1,084,326	0	368	384	-16
Annalong Primary School	1956	Flat and Pitched	£691,464	0	208	197	11
Antrim Grammar School	1974	Flat and Pitched	£253,217	3	740	856	-116
Aquinas Voluntary Grammar School	2003	Flat and Pitched	£51,243	4	895	943	-48
Ardnashee Special School	1992	Pitched	£344,569	4		120	
Ardnashee SS Upper	1833	Flat and Pitched	£2,180,471	17		245	
Ardstraw Jubilee Primary School	2012	Flat and Pitched	£207,250	0	108	89	19
Artigarvan Primary School	1930	Flat and Pitched	£181,037	1	175	173	2
Arvalee School and Resource Centre	2016	Flat	£29,279	7		193	
Ashfield Boys' High School	1981	Flat	£585,566	0	850	935	-85
Ashfield Girls' High School	2009	Flat and Pitched	£156,321	0	740	757	-17
Ashgrove Nursery School	1973	Flat and Pitched	£31,299	0	52	52	0
Ashlea Primary School	1969	Flat and Pitched	£291,934	1	140	94	46
Aughur Central Primary school	1932	Flat and Pitched	£87,138	0	115	70	45
Aughnacloy High School	1963	Flat and Pitched	£873,000	3	236	209	27
Ballougy Primary	1866	Flat and Pitched	£113,979	1	84	37	47
Ballougy Primary	1950	Flat and Pitched	£66,563	1	84	37	47
Ballycastle High School	1960	Flat and Pitched	£1,172,844	1	460	390	70
Ballycastle Youth Club	1993	Pitched	£131,561	0			
Ballyclare High School	1930	Flat and Pitched	£1,449,724	4	1210	1253	-43
Ballyclare Secondary School	1961	Flat and Pitched	£1,231,046	11	960	1062	-102
Ballycraigy Primary School	1969	Flat	£314,572	0	196	156	40
Ballydown Primary School	2004	Pitched	£125,200	0	319	341	-22
Ballyholland Primary School	1920	Flat and Pitched	£380,009	0	244	196	48
Ballykeel Primary School	1998	Flat and Pitched	£148,317	0	406	426	-20
Ballykelly Primary	1966	Flat and Pitched	£1,029,415	0	420	311	109
Ballymena Academy	1968	Flat and Pitched	£3,393,366	0	1200	1230	-30
Ballymoney High School	1961	Flat and Pitched	£1,137,337	6	690	800	-110
Total			£247,869,376				

Q6: A further breakdown of the school's maintenance budget by area and by constituency if possible.

A6: Table below provides a breakdown of the Education Authority's schools' maintenance expenditure by constituency for controlled and maintained schools, including special schools. Within this, a breakdown by individual school is available in the Assembly Library in response to AQW 28331/22-27.

Table: 'Breakdown of school's maintenance budget by constituency for Controlled and Maintained Schools including special schools'

Individual School's Maintenance Expenditure by Constituency	2020/21	2021/22	2022/23	2023/24	2024/25
	Final Outturn Expenditure (£000s)	Final Outturn Expenditure (£000s)	Final Outturn Expenditure (£000s)	Final Outturn Expenditure (£000s)	Provisional Outturn Expenditure (£000s)
Expenditure on Individual Controlled & Maintained Schools including Delegated Expenditure (CFF) Tenant Maintenance by Constituency					
Belfast East	384	511	498	977	713
Belfast North	638	735	1,023	953	1,246
Belfast South	449	536	746	2,628	1,847
Belfast West	540	828	1,029	927	1,092
East Antrim	640	689	719	909	971
East Londonderry	658	602	673	703	1,015
Fermanagh & South Tyrone	794	693	851	1,014	1,117
Foyle	701	830	951	1,008	1,163
Lagan Valley	573	634	711	652	1,018
Mid Ulster	782	643	824	971	1,107
Newry & Armagh	817	823	1,059	1,260	1,178
North Antrim	674	733	765	652	695
North Down	346	402	451	372	516
South Antrim	633	729	812	913	906
South Down	921	726	944	1,221	1,363
Strangford	568	697	679	597	857
Upper Bann	901	944	1,128	1,323	1,552
West Tyrone	856	567	833	613	1,058
Total	11,875	12,322	14,696	17,693	19,414
EA Centre Expenditure includes Maintenance Officers, Depots, Education Other Than at School (EOTAS), Meals Kitchens, Corporate Buildings	13,064	16,948	18,396	17,758	17,023
Maintenance Expenditure Total	24,939	29,270	33,092	35,451	36,437
Less Expenditure not funded from EA Schools' (including Special Schools) Resource Maintenance Allocations:					
Controlled & Maintained Schools Delegated CFF Tenant Maintenance Expenditure including additional Storm Eowyn Funding in 2024-25	-2,250	-4,035	-5,165	-4,519	-5,851
Expenditure as reported in EA's Final/Provisional Outturn	22,689	25,235	27,927	30,932	30,586

Q7: Details of any work that the Department have done to establish best practice in dealing with the issues of school's maintenance.

A7: A full response will follow in due course.

Q8: Confirmation of how much of the estate is currently single glazed.

A8: 306 Schools surveyed to date of which there are 127 school locations reporting single glazing to window/doors at an estimated cost of £14m. (Includes VGs & GMIs)

Q9: Details of how many critical safety issues have been picked up through the approximately 40% of condition surveys now completed.

A9: Health & Safety issues identified during the condition survey which relate to Controlled and Maintained schools are reported to the Maintenance Helpdesk for remedial action. To date there has been circa. 870 Health & Safety issues identified against the 40% surveyed. Those Health & Safety issues relating to Voluntary Grammar & Grant Maintained Integrated are reported to DE and the relevant school authority directly.

Q10: A further breakdown of the suggested 40% uplift of costs, were the Strule project to be retrofitted to meet net zero.

A10: There is currently no fixed industry standard for the capital cost uplift required to deliver net zero buildings; however, a range of credible sources—including the UK Green Building Council, the Construction Leadership Council, and the Department for Education’s net zero school pilots—indicate typical uplifts of between 20 per cent and 40 per cent, depending on project type, scale and the stage at which net zero requirements are introduced. For a complex, multi-school campus such as Strule Shared Education Campus, the estimated 40 per cent uplift is consistent with these benchmarks, particularly as it assumes a transition from a gas boiler-based design to a full net zero solution incorporating ground source heat pumps, Passive House design principles, and significant redesign and replanning. The estimate also reflects expected contractor premiums and inflationary costs and aligns with industry understanding that early alignment of net zero objectives at business case and concept design stage is critical to controlling such costs.

Key technical design changes that would have been required:

- Replacement of gas boilers with ground source heat pump systems, including extensive below-ground infrastructure and specialist plant space
- Redesign of building fabric to meet Passive House standards, including ultra-low U-values, high-performance insulation and triple glazing
- Installation of mechanical ventilation with heat recovery (MVHR) systems to maintain indoor air quality under airtight conditions
- Structural and spatial changes to accommodate additional plant, ventilation ductwork and enhanced insulation build-ups
- Re-engineering of electrical systems to accommodate increased renewable generation (e.g. PV arrays) and fully electric building services
- Additional thermal and environmental modelling to inform compliance and optimise operational energy performance under net zero criteria

We remain confident that the current design, now well into construction, will deliver an excellent standard of low and zero carbon performance in line with BB101, Technical Booklet K and our CEEQUAL and BREEAM aspirations. Having already endured significant delays, further postponement of the project to accommodate this scale of redesign would be profoundly damaging to stakeholders, programme delivery and budget certainty.

Q11: Details of vacant properties across the schools' estate.

A11: The Department does not own any unused sites; however, the Education Authority owns those listed on the Table below.

Table: List of Unused Sites owned by EA

Name of Asset	Location of Asset	Constituency of Asset
Former Ulidia Resource Centre (Land Only)	Somerset Street, Belfast, BT7 2GS	Belfast South and Mid Down
Former Lisnaskea HS (Plot 2 land Only)	Moorlough Road, Lisnaskea,	Fermanagh and South Tyrone
Former Lisnaskea HS (Plot 3 Land Only)	Moorlough Road, Lisnaskea,	Fermanagh and South Tyrone
Former Ballykeel Playing Fields (Land Only)	18 Crebilly Road, Ballymena BT42 4DN	North Antrim
Former Castle Gardens PS (land only)	Portaferry Road, Newtownards	Strangford
Former Drumsallen PS	1 Dernasigh Road, Armagh, BT60 4PA	Fermanagh and South Tyrone
Former Dunmullan PS	42 Dunmullan Road, Omagh, BT79 7TE	West Tyrone
Former Lisferty PS	64 Farriter Road, Dungannon, BT70 1SH	Fermanagh and South Tyrone

Former Parkhall Integrated College site (Land Only)	6 Birch Hill Road, Antrim BT41 2QH	South Antrim
Former Strabane GS	4 Liskey Road, Strabane, BT82 8NW	West Tyrone
Former Carrigart YC	32 Glenveagh Drive, Belfast, BT11 9HX	Belfast West
Former Cottown PS	92 Cottown Road, Bangor, BT19 7QH	North Down
Former Devenish College	1 Algeo Drive, Enniskillen, BT74 6JL	Fermanagh and South Tyrone
Former Dromore Central PS	2 Banbridge Road, Dromore, BT25 1AD	Lagan Valley
Former Erganagh PS	7 Listymore Road, Castlederg, Co Tyrone, BT81 7JG	West Tyrone
Former Forthriver PS (land only)	66-68 Ballygomartin Road, Belfast	Belfast North
Former Glencairn YC Site (land only)	Forthriver Parade, Belfast	Belfast North
Former Killowen OEC	7 Killowen Rd, Rostrevor, Newry BT34 3AF	South Down
Former Knockbreda HS Site (land only)	Wynchurch Road, Belfast	Belfast East
Former Magherafelt Old PS	7 Queens Avenue, Magherafelt, BT45 6BU	Mid Ulster

Former Mount Gilbert College (land only)	237 Ballygomartin Road, Belfast, BT13 3NL	Belfast North
Former Orangefield HS (land only)	Cameronian Drive, Belfast, BT5 6AW	Belfast East
Former Tullycarnet PS (Land Only)	King's Road, Belfast, BT5 7EH	Belfast East
Cambridge House GS Plot 2 (land only)	Land at Dans Road, Ballymena BT42 2EH	North Antrim
Former Ballybeg (teachers' residence)	Ballybeg Road, Ahoghill, BT42 1LS	North Antrim
Former Ballycarrickmaddy PS (land only)	School Lane, Lower Ballinderry, Lisburn, BT28 2NT	Lagan Valley
Former Brookfield Special School	6 Halfpenny Gate Road, Moira, BT67 0GN	Lagan Valley
Former Bruslee PS	86 Belfast Road, Ballyclare BT39 9LS	South Antrim
Former Cavehill PS (land only)	78 North Circular Road, Belfast, BT14 6TN	Belfast North
Former Collone PS	7 Redrock Road, Armagh, BT60 2BE	Newry and Armagh
Former Garvagh YC	157A Main Street, Garvagh, Coleraine, BT51 5AB	East Londonderry

Former O'Neill Memorial PS	2 School Road, Crossnacreevy, BT5 7UA	Belfast East
Former Portrush YC and adjacent Out Centre	Dunluce Avenue, Portrush BT56 8BF	East Londonderry
Former Ravernette PS	2 Legacurry Road, Lisburn	Lagan Valley
Sunnylands (land only)	Hawthorne Avenue, Sunnylands, Carrickfergus, BT38 8ED	East Antrim
Former Toberlane PS	20 Toberlane Road, Cookstown, BT80 9QZ	Mid Ulster
Former Tullybane PS	Tullykittagh Road, Cloughmills	East Antrim
Former Tullygrawley PS	Dunminning, Tullygrawley/Ballywatermoy Cross Junction, Ballymena	North Antrim
Former Upper Buckna PS	103 Carnalbanagh Road, Broughshane, BT42 4NT	East Antrim
Ballysally Primary School – (land only)	52 Danes Hill Road, Coleraine	East Londonderry
Former Coleraine Voluntary Grammar School (Lodge Road) (previously Coleraine High School)	Lodge Road, Coleraine, BT52 1LZ	East Londonderry

Former Ballyclare Nursery School	Grange Drive, Ballyclare, BT39 9EY	South Antrim
Former Clanmorris Campus Playing Fields	Balloo Road, Bangor, BT19 7NH	North Down
Former Craigavon Senior High School (Lurgan)	18 Alexandra Crescent, Lurgan, BT66 6BB	Upper Bann
Former Elmgrove Primary School (Belfast)	289 Beersbridge Road, Belfast, BT5 4RS	Belfast East
Former Gillygooley Primary School	71 Gillygooley Road, Omagh, BT78 5PX	West Tyrone
Former Islandmagee Primary School Junior Campus	97 Middle Road, Larne, BT40 3SY	East Antrim
Former Kilross Primary School	19 Duntibryan Road, Magherafelt, BT45 5QL	Mid Ulster
Former Kingsmills Primary School (Armagh)	63 Drumnahunshin Road, Armagh, BT60 2TA	Newry and Armagh
Former Redburn Primary School and Playing Fields	370 Old Hollywood Road, Hollywood, BT18 9QH	North Down
Former Straid Primary School	3 Irish Hill Road, Ballyclare, BT39 9NQ	South Antrim

Former Upper Ballyboley Primary School	36 Braepark Road, Ballyclare, BT39 9UW	East Antrim
Artigarvan Land at Berryhill Road	30 Berryhill Road, Artigarvan, Strabane BT82 0HN	West Tyrone
Land at New Mossley	263 Shore Crescent, Newtownabbey, BT36 6RW	Belfast North
Quillyburn Business Park Land	Quillyburn Business Park, Banbridge Road, Dromore, BT25 1BY	Lagan Valley

Q12: Further information on the governance groups currently in place, or to be stood up as a result of issues identified.

A12: As referenced in the report, the Department has in place several reporting mechanisms, two of which, Capital Programme Oversight Group (CPOG) and Capital & Maintenance Investment (CMI) include the EA, two are internal DE high-level Governance meetings, Top Management Group (TMG) and Departmental Board.

The report quite correctly states that the Asset Management Forum has not met since 2019. However, CPOG has also not met for some time due to workload pressures and vacancies across IID. It will need to be reviewed and re-established as it has not met for some time. CMI continues to meet quarterly.

CPOG and CMI are attended by both the EA and DE Directors responsible for the delivery of the Capital Programme.

We propose to re-examine the mandate, chair and attendance of these groupings to ensure that they are providing the appropriate level of ownership and governance of the overall Capital Programme and Budget.

We will also review the role of the Asset Management Forum in the same context and consider whether its role is better subsumed within a refreshed CPOG.

We believe that controls at project and programme stream level are in place and operating effectively. We have seen considerable improvements in delivery times but need to look at overall Programme level governance and control.

We will continue to meet with EA colleagues to identify, develop and agree a more collaborative approach to strategic level engagement between the Department and the EA. This would include regular and more frequent meetings at Director and Assistant Director level.